

Mike
Dobson



15a Cyprus Grove
Garforth, Leeds, LS25 1AW

£299,999

15a Cyprus Grove

Nestled in the charming area of Cyprus Grove, Garforth, Leeds, this delightful detached bungalow offers a perfect blend of comfort and convenience. With no chain involved, this property is ready for you to move in and make it your own. Set on a generous corner plot, the bungalow boasts a wrap-around garden, providing ample outdoor space for relaxation and enjoyment. Close to local shops and amenities plus transport links.

Inside, you will find a spacious Kitchen/Diner, equipped with an integrated oven, grill, and electric hob, making it an ideal space for culinary enthusiasts. The utility area adds to the practicality of the home, ensuring that daily chores are easily managed. The two double bedrooms come complete with built-in wardrobes, offering plenty of storage while maintaining a tidy appearance.

A lovely conservatory at the rear of the property invites natural light and provides a serene spot to unwind. The modern shower room features a stylish white suite and a double walk-in shower, perfect for a refreshing start to your day. Additionally, the bungalow is fitted with a brand new boiler, ensuring warmth and comfort throughout the seasons.

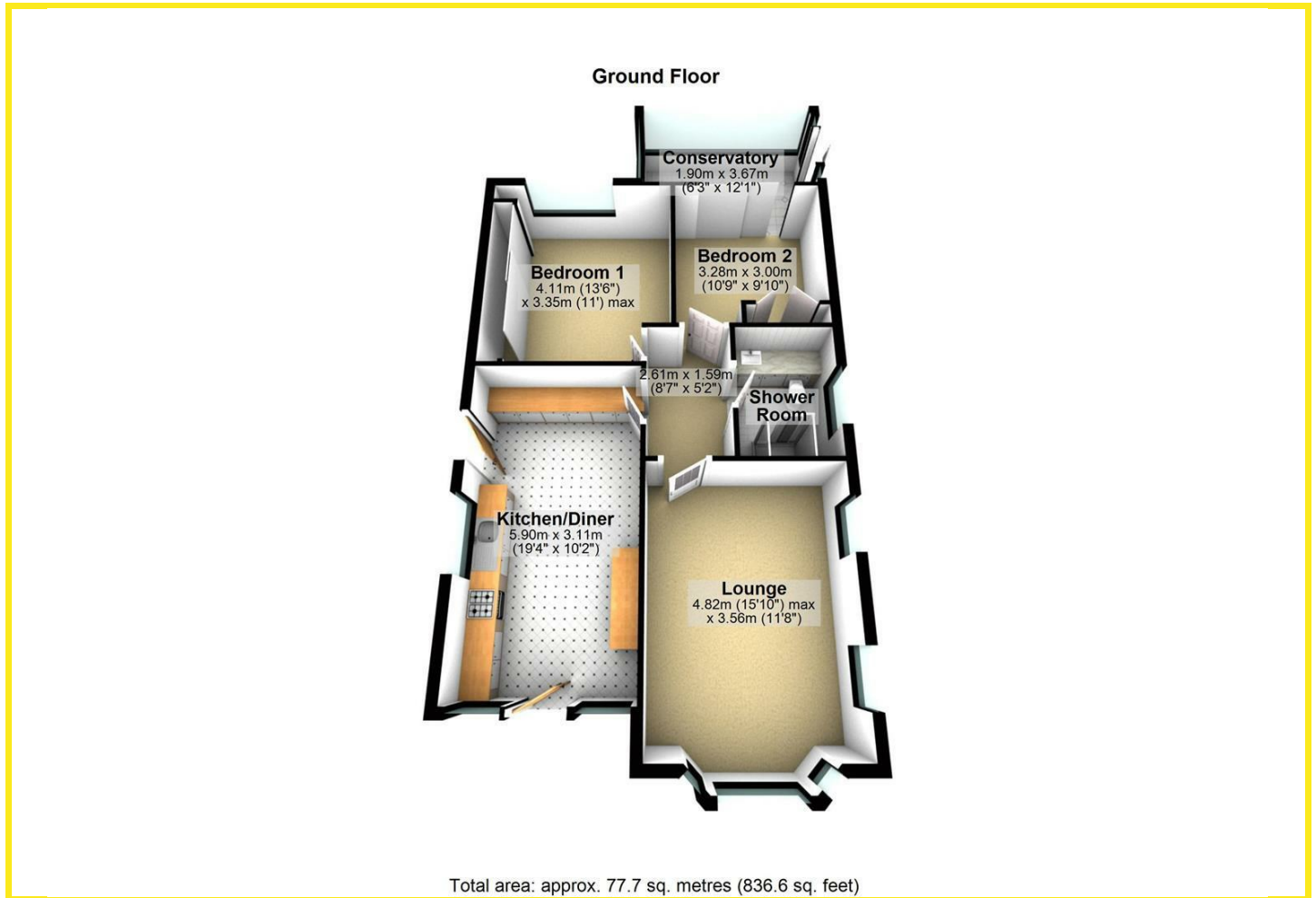
For those in need of extra storage or workspace, the boarded loft space, accessible via a ladder and equipped with power, presents a versatile solution. The single detached garage, featuring a new door, is attached to a greenhouse, making it a wonderful addition for gardening enthusiasts.

This bungalow is a rare find, combining spacious living with practical features in a sought-after location. Don't miss the opportunity to view this charming property and envision your new life in Garforth.

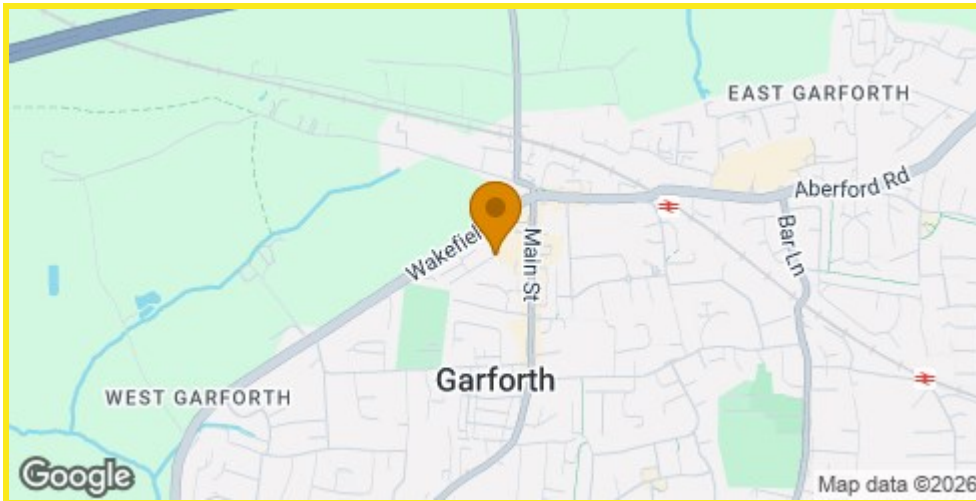




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions

From our Garforth office turn right on to Main Street and proceed ahead to the traffic lights. At the traffic lights turn left on to Wakefield Road. Take 2nd left on to Cyprus Road and then left on to Cyprus Grove, where the property can be seen on the left hand side as indicated by the agents board.

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4 Main Street, Garforth, LS25 1EZ

Tel: 0113 2864276 Email: headoffice@mDOBSON.CO.UK <https://www.mDOBSON.CO.UK>